



ASSOCIATION NEWSLETTER

March 4, 2012

ADJOURNED MEETING HELD

The adjourned meeting was held on February 9, 2012, at 6PM, in the 7610 Bldg Meeting Room. There were 62 units represented in person or by proxy constituting a quorum. The Board, with its proxies, voted to ratify the decisions made at the January 12th Meeting.

The 2012 Association board members are as follows:

| | | |
|-----------------|-------|------|
| Craig Nicholson | Pres | 2014 |
| Christine Hall | Treas | 2013 |
| Greg Honnold | Sec | 2014 |
| Lisa Welch | VP | 2014 |
| Joe Mora* | At Lg | 2013 |

*(Joe is finishing up Nathan Walter's term as the latter resigned mid-way through the term).

Many thanks to all who attended and who returned their proxies.

EXTERIOR PAINTING OF BLDGS PLANNED FOR LATER ON THIS YEAR

If all goes well, the Association is planning to repaint the exterior of all the buildings later on this summer. In order to get all exterior surfaces covered with a new coat of paint, all patios and balconies will need to be cleared for the painters.

NO SMOKING OR GLASS IN POOL AREA

For everyone's safety and enjoyment, please do not smoke or bring in glass containers in the pool area. Thank you.

ADHERING TO POOL RULES URGED

The pool rules are in place for many safety, health, liability and sanitary reasons. Many are mandated by the County and if violations persist, can result in the pool being closed to all. Please be considerate of others and do not bring glass, beer bottles, cigarettes, pets or bikes into the pool area. Do not use the pool area after hours, or let others into the pool area that do not have a gate pass. Guests are limited to two per resident and the resident must be in attendance. Please be sure the gate is closed and locks when you leave. Please do not track sand or wash sandy wetsuits and surfboards off in the pool or shower area. If you are coming in from the beach, sandy feet and wetsuits can be rinsed off in the car wash area in Phase III. Please help us monitor and control this prohibited behavior. If you hear people using the pool after hours, ask them to leave, or if necessary call the sheriff and tell the police people are trespassing in the pool area and the pool is supposed to be closed. Even if you are a resident or owner, use of the pool after hours is not permitted. All violators should be and will be asked to identify themselves and their Unit number. Suspected non-residents or trespassers should be and will be asked to show a gate pass. People found bringing glass into or smoking in the pool area should be or will be asked to stop and if they refuse, asked or required to leave. The pool area should be a safe harbor and free from trespassers, excessive noise, second-hand smoke, ashes, cigarette butts, broken glass, empty beer bottles, and bottle caps. Please help us keep and make it so. Thank you for your cooperation.

**VEHICLES W/ EXPIRED REGISTRATION
TO BE TOWED BY END MONTH**

The following vehicles, parked in Phase III parking lot (by 7602-7610 Hollister) are subject to be towed at the vehicle owners' expense:

Blue Dodge Truck -- 6E40983

Green Jeep -- 3WTU641

Red Mazda Miata -- 6SFL768

Red Mercedes 560SL -- 3LUV787

Black BMW 318ti -- 5EKK473

If you own or know the owners, please let him/her know that the Association is planning to tow these vehicles at the end of this month at the vehicle owner's expense. All vehicles must be currently registered. Thank you.

**WATERPROOFING OF FOUNDATION
IN PROGRESS**

As part of the maintenance program, the Association is having Carter Construction go through each building and waterproofing its foundation. Each building takes about 2 weeks from beginning to end. A notice is distributed a few days prior to the crew starting. There will be some noise and possibly the smell of wet dirt. Once in awhile, the crew will discover a leaky drain. If so, the Association will notify the unit owner to have it repaired. Other than that, there is nothing that the building residents need to do.

**REMOVAL OF LARGE ITEMS IS EACH
UNIT'S RESPONSIBILITY**

As a reminder, if you have a large item (i.e. furniture, appliances, e-waste, etc.) that needs to be discarded, you are responsible to find someone to haul it off. Please do not just leave it at the trash enclosure for someone else to do so. Thank you.

**SAND BEING TRACKED INTO
POOL AREA**

Sand is being tracked into the pool area along with the pool and Jacuzzi. It makes it difficult for the pool man and the cleaning service to maintain the pool and facilities. If you have

sandy clothes and such, please rinse them off at the car wash area (across 7602) before entering the pool area. Thank you.

FINANCIAL STATEMENT AVAILABLE

The annual review of the Association's books is now complete. It is essentially the same as the monthly report you receive and the annual budget form. If you would like a copy, please call the number below.

**HOSE AT CAR WASH AREA
BEING DAMAGED**

As you know, for your convenience, there is a car wash area by Bldg 7602. When using the hose, please remember to coil it back up for the next person. Keeping it rolled up helps to prolong the life of the hose. For obvious reasons, please remember to shut off the water when finished. Thank you.

DEHUMIDIFIER SUGGESTED

If you live in a unit where there is little sun light during this time of the year, you may want to obtain a dehumidifier to extract moisture from the air. In addition, you may also want leave a fan on during the day while you're gone or perhaps a light on in your dark closet or pantry. And while you're home and if the weather is decent, you might want to leave the windows or doors open for fresh air to circulate. These simple steps may help in minimize mildew or the musty smell in your unit. (At this time, according to one of our owners, Sears has these dehumidifiers available).

CALL SHERIFF FOR TRESPASSERS

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for March 8, 2012, at 6PM, at the Meeting Room, at 7610 Hollister Ave., Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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